



Town Council Agenda Report

SUBJECT: Ordinance

CONTACT PERSON/NUMBER: Robert Rawls, Assistant Town Administrator - 797-1030

TITLE OF AGENDA ITEM: AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, AMENDING ORDINANCE NUMBER 99-12 WHICH WAS AN ORDINANCE AUTHORIZING THE EXECUTION AND IMPLEMENTATION OF A ROAD TRANSFER AGREEMENT BETWEEN THE FLORIDA DEPARTMENT OF TRANSPORTATION AND THE TOWN OF DAVIE CONCERNING REESE ROAD; PROVIDING FOR A CONVEYANCE BY THE DEPARTMENT OF TRANSPORTATION AND ACCEPTANCE BY THE TOWN OF DAVIE OF CERTAIN LANDS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF: The Town previously approved a Roadway Transfer Agreement with the Florida Department of Transportation for Right-of-Way parcels required for the realignment of Reese Road. Subsequent to this action, revisions were required in the legal description of the transfer parcel. The attached documents reflect these revisions which although not materially changing the parcels does require formal revision to the Ordinance.

PREVIOUS ACTIONS: Ordinance 99-12

CONCURRENCES:

Not Applicable

FISCAL IMPACT: Not Applicable

RECOMMENDATION(S): Motion to approve the Ordinance

Attachment(s): Ordinance
Roadway Transfer Agreement

Prepared By: Robert Rawls, Assistant Town Administrator
Town of Davie
6591 Orange Drive
Davie, FL 33314

Return To: Town Clerk's Office
Town of Davie
6591 Orange Drive
Davie, FL 33314

ORDINANCE _____

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, AMENDING ORDINANCE NUMBER 99-12 WHICH WAS AN ORDINANCE AUTHORIZING THE EXECUTION AND IMPLEMENTATION OF A ROAD TRANSFER AGREEMENT BETWEEN THE FLORIDA DEPARTMENT OF TRANSPORTATION AND THE TOWN OF DAVIE CONCERNING REESE ROAD; PROVIDING FOR A CONVEYANCE BY THE DEPARTMENT OF TRANSPORTATION AND ACCEPTANCE BY THE TOWN OF DAVIE OF CERTAIN LANDS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Davie in partnership with the State of Florida Department of Transportation and Broward County Office of Transportation is undertaking the project to realign Reese Road; and

WHEREAS, in conjunction with the realignment project, the Town required lands owned and under the jurisdiction of the Florida Department of Transportation; and

WHEREAS, in furtherance thereof, the Florida Department of Transportation provided a Roadway Transfer Agreement to the Town which was accepted by Ordinance 99-12; and

WHEREAS, revisions in the legal descriptions were required to more accurately reflect the transfer parcel; and

WHEREAS, the attached "Revised" Roadway Transfer Agreement reflects the required roadway parcel legal description revisions; and

WHEREAS, the Town of Davie wishes to clarify and correct Ordinance 99-12.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. That the Mayor is hereby authorized to execute the "Revised", FDOT/Town of Davie Roadway Transfer Agreement, Reese Road, from Davie Road to approximately 2550 Feet east of Davie Road", a copy of which is attached as Exhibit "B" hereto.

SECTION 2. That the Town of Davie does hereby accept the conveyance of lands as reflected on Exhibit "A" attached hereto.

SECTION 3. This Ordinance amends and corrects Ordinance 99-12 of the Town of Davie.

SECTION 4. All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 5. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

SECTION 6. This Ordinance shall take effect immediately upon its passage and adoption.

PASSED ON FIRST READING THIS ____ DAY OF _____, 2000.

PASSED ON SECOND READING THIS ____ DAY OF _____, 2000.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS ____ DAY OF _____, 2000.

EXHIBIT "B"

FDOT/TOWN OF DAVIE ROADWAY TRANSFER AGREEMENT Reese Road

From Davie Road to approximately 2550 Feet east of Davie Road

2000 THIS AGREEMENT, made and entered into this _____ day of _____,
~~1999~~, by and between the FLORIDA DEPARTMENT OF TRANSPORTATION, an agency of
the State of Florida, hereinafter called the "DEPARTMENT", and the TOWN OF DAVIE,
hereinafter called the "TOWN",

WITNESSETH

WHEREAS, the TOWN, has requested the transfer of Reese Road from the State jurisdiction, and this transfer is mutually agreed upon, between the TOWN and the DEPARTMENT,

NOW, THEREFORE, THIS INDENTURE WITNESSETH: in consideration of the mutual covenants and promises herein contained, and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the TOWN and the DEPARTMENT agree as set forth below:

1. This Agreement sets forth the terms and conditions under which the TOWN and the DEPARTMENT will abide. The commencement of jurisdictional and maintenance responsibilities is the date of the approval of the roadway transfer by the Department Secretary.
 - (a) The TOWN accepts all responsibility for the road right of way and for operation and maintenance of that portion of Reese Road described in Exhibit "A". In addition to the roadbed, this agreement includes all curbs, culverts, and drainage structures within the right of way at the time of transfer.
 - (b) The DEPARTMENT gives up all rights to the road, including right of way, except as may be specified in this agreement. The DEPARTMENT claims ownership of Reese Road by virtue of deeds, Orders of Taking and road right of way dedications as recorded in the Public Records of Broward County. By the transfer herein, the DEPARTMENT does hereby intend to grant, release and convey to the Town any and all of its interests in said parcel, including all rights obtained in said recorded documents.
 - (c) The TOWN agrees to assume the administration of the facility.
 - (d) It is agreed that all obligations of the DEPARTMENT, under any maintenance, utility, or other such agreement, relating to any specific road to be transferred, shall be transferred at the same time and in the same manner as jurisdictional responsibility.
 - (e) If there is evidence of historical or archaeological resources that could be adversely impacted after a transfer, the TOWN agrees to maintain the resources in accordance with District Environmental Management Office (DEMO) recommendations. If no evidence is found, the TOWN agrees not to adversely affect any such resources if found after the transfer.
 - (f) Existing deeds or right-of-way maps will be recorded, by the DEPARTMENT, in the public land records of Broward County. If right-of-way maps do not exist, it is recommended that the DEPARTMENT make maps and file them for possible future use.
 - (g) It is understood that the property described herein as Exhibit "A" has drainage storage capacity in a pond which is currently used to drain I-595. Therefore the DEPARTMENT is transferring the subject property subject to the following conditions:

1. When Reese Road is realigned, that realignment shall include reconstruction of the I-595 swale to provide sufficient drainage capacity in a manner consistent with permitting by the South Florida Water Management District. In addition, an inlet and pipe shall be constructed for connection to the existing rock pit.

2. There shall be no reduction in the storage capacity of the existing pond until such time as the replacement storage area has been constructed and approved in writing by the DEPARTMENT.

3. The TOWN shall provide to the DEPARTMENT a copy of any South Florida Water Management District permit modification, as it applies to the pond that is a portion of the property defined in Exhibit "A".

(h) All work required under this agreement shall be at no cost to the DEPARTMENT.

2. All words used herein in the singular form shall extend to and include the plural. All works used in the plural form shall extend to and include the singular. All words used in any gender shall extend to and include all genders.
3. This Agreement embodies the whole agreement of the parties. There are no promises, terms, conditions, or obligations other than those contained herein, and this Agreement shall supersede all previous communications, representations, or agreement, either verbal or written, between the parties hereto.
4. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.
5. For communication purposes, the parties may be reached at the following addresses and phone numbers.

Florida Department of Transportation

Gustavo Schmidt, P.E.
District 4 Planning Office
3400 West Commercial Boulevard
Fort Lauderdale, Florida 33309-3421
Telephone: (954) 777-4601, SunCom 436-4601
Fax: (954) 777-4671

Town of Davie

Robert D. Rawls
Director of Engineering
6591 S.W. 45th Street
Davie, Florida 33314-3399
Telephone: (954) 797-1034
Fax: (954) 797-2061

6. Each party is an independent contractor and is not an agent of the other party. Nothing contained in the Agreement shall be construed to create any fiduciary relationship between the parties, during or after the performance of this Agreement. Neither party shall have the authority to bind the other party to any obligation whatsoever to any third party without the express specific written consent of the other.
7. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith.
8. If any part of this Agreement shall be determined to be invalid or unenforceable by a court of competent jurisdiction or by any other legally constituted body having the jurisdiction to make such determination, the remainder of this Agreement shall remain in full force and effect provided that the part of this Agreement thus invalidated or declared unenforceable is not material to the intended operation of this Agreement.

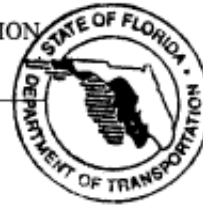
IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed,
the day and year first above written.

Witnesses: Signed, sealed and
delivered in the presence of:

Patricia Jones
Print Name: Patricia Jones

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

By: Rick Chesser
Name: Rick Chesser
District Secretary
District IV



Stacey M. Mulrain
Print Name: Stacey M. Mulrain

ATTEST: Maria Gutierrez
Print Name: Maria Gutierrez
Executive Secretary

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME, the undersigned authority, this day personally appeared RICK CHESSER,
District Secretary, and Maria Gutierrez, Executive Secretary of the State of Florida,
Department of Transportation respectively, to me known to be the
persons described in and who executed the foregoing instrument, and they severally
acknowledged the execution therefore to be their free act and deed as such officers for the uses
and purposes therein mentioned and that they affixed thereto the official seal of said State of
Florida Department of Transportation and the said instrument is the act and deed of said
Department.

WITNESS my hand and official seal this the 16th day of April, 1999. 2000.



(Notary Seal)

Beth A. Welch
Print Name: Beth A. Welch
Notary Public

Approved as to form and legality
State of Florida Department of
Transportation.

Laurice C. Mayes
Laurice C. Mayes
District 4 Attorney

THE TOWN OF DAVIE

ATTEST: _____
Name: _____
Its Town Clerk

By: _____
Name: Harry Venis
Its Mayor

STATE OF FLORIDA

COUNTY OF BROWARD

BEFORE ME, the undersigned authority, this day personally appeared HARRY VENIS, Town of Davie Mayor, and _____, Town Clerk for the Town of Davie, respectively, to me known to be the persons described in and who executed the foregoing instrument, and they severally acknowledged the execution therefore to be their free act and deed as such officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said Town of Davie and the said instrument is the act and deed of said Town.

WITNESS my hand and official seal this the ____ day of _____, ~~1999~~ 2000.

(Notary Seal)

Print Name: _____
Notary Public

Approved as to form and legality
Town of Davie

~~Barry Webber~~ Monroe Kair
Town Attorney

DESCRIPTION : (ROAD RIGHT-OF-WAY)

THOSE PORTIONS OF TRACT 1 IN TIER 23, TRACT 1 IN TIER 25, TRACT 1 IN TIER 27, TRACT 1 IN TIER 29, AND THE PLATTED 30 FOOT ROADWAYS ADJACENT THERETO, OF "JOHN W. NEWMAN'S SURVEY" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; TOGETHER WITH THOSE PORTIONS OF LOTS 1 AND 2 OF "ALEX INDUSTRIAL PARK SECTION ONE" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH THOSE PORTIONS OF LOTS 1 AND 2 IN PARCEL 'B', AND LOT 2 IN PARCEL 'C' OF "ALEX INDUSTRIAL PARK SECTION TWO" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 119, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH THOSE PORTIONS OF ROAD RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 11498, PAGES 923 AND 924, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALL THE ABOVE PORTIONS BEING DESCRIBED AS A WHOLE AS FOLLOWS:

COMMENCE AT THE NORTHERNMOST CORNER OF PARCEL 'B' OF "DIMAR PLAT" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 146, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG THE NORTHEASTERLY BOUNDARY OF SAID PARCEL 'B' AND ITS SOUTHEASTERLY EXTENSION SOUTH 22°00'00" EAST (PLAT BEARING) 71.63 FEET TO THE POINT OF BEGINNING ON A 255.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST WHOSE RADIUS POINT BEARS SOUTH 51°30'14" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°05'35" AN ARC DISTANCE OF 209.67 FEET TO A POINT OF COMPOUND CURVATURE OF A 100.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTH; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°59'48" AN ARC DISTANCE OF 27.92 FEET TO A POINT OF TANGENCY ON THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE FOR STATE ROAD 882 (1-595) AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SECTION 86095-2405; THENCE ALONG SAID RIGHT-OF-WAY LINE FOR THE FOLLOWING TWO (2) COURSES: (1) SOUTH 78°23'51" EAST 976.78 FEET; (2) SOUTH 75°14'58" EAST 821.48 FEET; THENCE SOUTH 14°44'28" WEST 72.09 FEET; THENCE NORTH 75°15'32" WEST 223.11 FEET; THENCE SOUTH 15°59'34" WEST 15.95 FEET; THENCE NORTH 74°00'26" WEST 12.00 FEET; THENCE NORTH 15°59'34" EAST 15.60 FEET; THENCE NORTH 75°55'33" WEST 214.13 FEET; THENCE NORTH 75°50'48" WEST 208.71 FEET; THENCE NORTH 76°48'00" WEST 270.37 FEET; THENCE NORTH 77°30'34" WEST 269.11 FEET; THENCE NORTH 78°29'29" WEST 269.49 FEET; THENCE NORTH 78°56'47" WEST 369.82 FEET TO A POINT OF CURVATURE OF A 50.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTH; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°55'41" AN ARC DISTANCE OF 28.74 FEET TO A POINT OF COMPOUND CURVATURE OF A 195.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°37'55" AN ARC DISTANCE OF 131.48 FEET; THENCE NORTH 22°00'00" WEST 66.56 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS AND ENCUMBRANCES OF RECORD.

SAID LANDS SITUATE, LYING, AND BEING IN THE TOWN OF DAVE, BROWARD COUNTY, FLORIDA AND CONTAINING 149,063 SQUARE FEET (3.422 ACRES) MORE OR LESS.

DESCRIPTION :

A PORTION OF TRACT 1, TIER 29 OF "JOHN W. NEWMAN'S SURVEY" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 26 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PARCEL 'B' OF "DIMAR PLAT" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG THE WESTERLY BOUNDARY OF PARCELS 'A' AND 'B' OF SAID PLAT FOR THE FOLLOWING TWO (2) COURSES: (1) NORTH 14°45'28" EAST (PLAT BEARING) 313.42 FEET; (2) NORTH 59°45'28" EAST 42.43 FEET TO THE POINT OF BEGINNING ON THE NORTH BOUNDARY OF SAID PARCEL 'A'; THENCE ALONG THE WESTERLY EXTENSION OF SAID NORTH BOUNDARY NORTH 75°14'32" WEST 30.00 FEET; THENCE NORTH 14°44'28" EAST 137.94 FEET; THENCE ALONG A WESTERLY EXTENSION OF THE SOUTH EDGE OF PAVEMENT OF REESE ROAD, SOUTH 78°49'19" EAST 439.39 FEET TO A POINT ON A 255.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST WHOSE RADIUS POINT BEARS SOUTH 24°50'15" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°46'41" AN ARC DISTANCE OF 119.18 FEET TO A POINT OF NON-TANGENCY ON THE SOUTHEASTERLY PROLONGATION OF THE NORTH BOUNDARY OF SAID PARCEL 'B'; THENCE ALONG SAID PROLONGATION AND THE EASTERLY AND NORTHERLY BOUNDARIES OF SAID PARCELS 'A' AND 'B' FOR THE FOLLOWING SIX (6) COURSES: (1) NORTH 11°23'20" EAST 18.68 FEET; (2) NORTH 22°00'00" WEST 82.17 FEET; (3) SOUTH 80°29'01" WEST 80.08 FEET; (4) SOUTH 59°21'53" WEST 85.11 FEET; (5) SOUTH 82°03'40" WEST 80.28 FEET; (6) NORTH 75°14'32" WEST 78.40 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE TOWN OF DAVE, BROWARD COUNTY, FLORIDA AND CONTAINING 39,393 SQUARE FEET (0.904 ACRES) MORE OR LESS.

TOGETHER WITH:

LEGAL DESCRIPTION:

THOSE PORTIONS OF TRACT 1 IN TIER 23, TRACT 1 IN TIER 25, TRACT 1 IN TIER 27, TRACT 1 IN TIER 29, AND THE PLATTED 30 FOOT ROADWAYS ADJACENT THERETO, OF "JOHN W. NEWMAN'S SURVEY" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHERNMOST CORNER OF PARCEL 'B' OF "DIMAR PLAT" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 146, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG THE NORTHEASTERLY BOUNDARY OF SAID PARCEL 'B' AND ITS SOUTHEASTERLY EXTENSION SOUTH 22°00'00" EAST (PLAT BEARING) 138.19 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A 195.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST WHOSE RADIUS POINT BEARS SOUTH 60°30'24" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°37'55" AN ARC DISTANCE OF 131.48 FEET TO A POINT OF COMPOUND CURVATURE OF A 50.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTH; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°55'41" AN ARC DISTANCE OF 28.74 FEET TO A POINT OF TANGENCY; THENCE SOUTH 78°56'47" EAST 369.82 FEET; THENCE SOUTH 78°29'29" EAST 269.49 FEET; THENCE SOUTH 77°30'34" EAST 269.11 FEET; THENCE SOUTH 76°48'00" EAST 270.37 FEET; THENCE SOUTH 75°50'48" EAST 208.71 FEET; THENCE SOUTH 75°55'33" EAST 214.13 FEET; THENCE SOUTH 15°59'34" WEST 15.60 FEET; THENCE SOUTH 74°00'26" EAST 12.00 FEET; THENCE NORTH 15°59'34" EAST 15.95 FEET; THENCE SOUTH 75°15'32" EAST 223.11 FEET TO A POINT ON A LINE 15.00 EAST OF AND PARALLEL WITH THE EASTERLY BOUNDARY OF SAID TRACT 1, TIER 23; THENCE, ALONG SAID PARALLEL LINE, SOUTH 14°44'28" WEST 122.09 FEET; THENCE NORTH 78°23'51" WEST 1901.11 FEET; THENCE NORTH 22°00'00" WEST 59.91 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE TOWN OF DAVE, BROWARD COUNTY, FLORIDA AND CONTAINING 293,418 SQUARE FEET (6.736 ACRES) MORE OR LESS.

SKETCH & DESCRIPTION

THIS SKETCH DOES NOT
REPRESENT A BOUNDARY SURVEY

CERTIFIED TO:

TOWN OF DAVIE



1000 N. DOUGLAS ROAD, SUITE 200
PENSACOLA, FLORIDA 32504
(904) 436-7000 FAX: (904) 437-2866
CERT. OF AUTHORIZATION L.B. 8880

I HEREBY CERTIFY THAT THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYING AND MAPPING IN CHAPTER 81C17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTES, CHAPTER 461.

DATED THIS 15th DAY OF NOVEMBER, 1999 A.D.

WILLIAM M. LYNCH
PROFESSIONAL SURVEYOR AND MAPPING
STATE OF FLORIDA REGISTRATION NO. 4558
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPING

PROJECT NO.

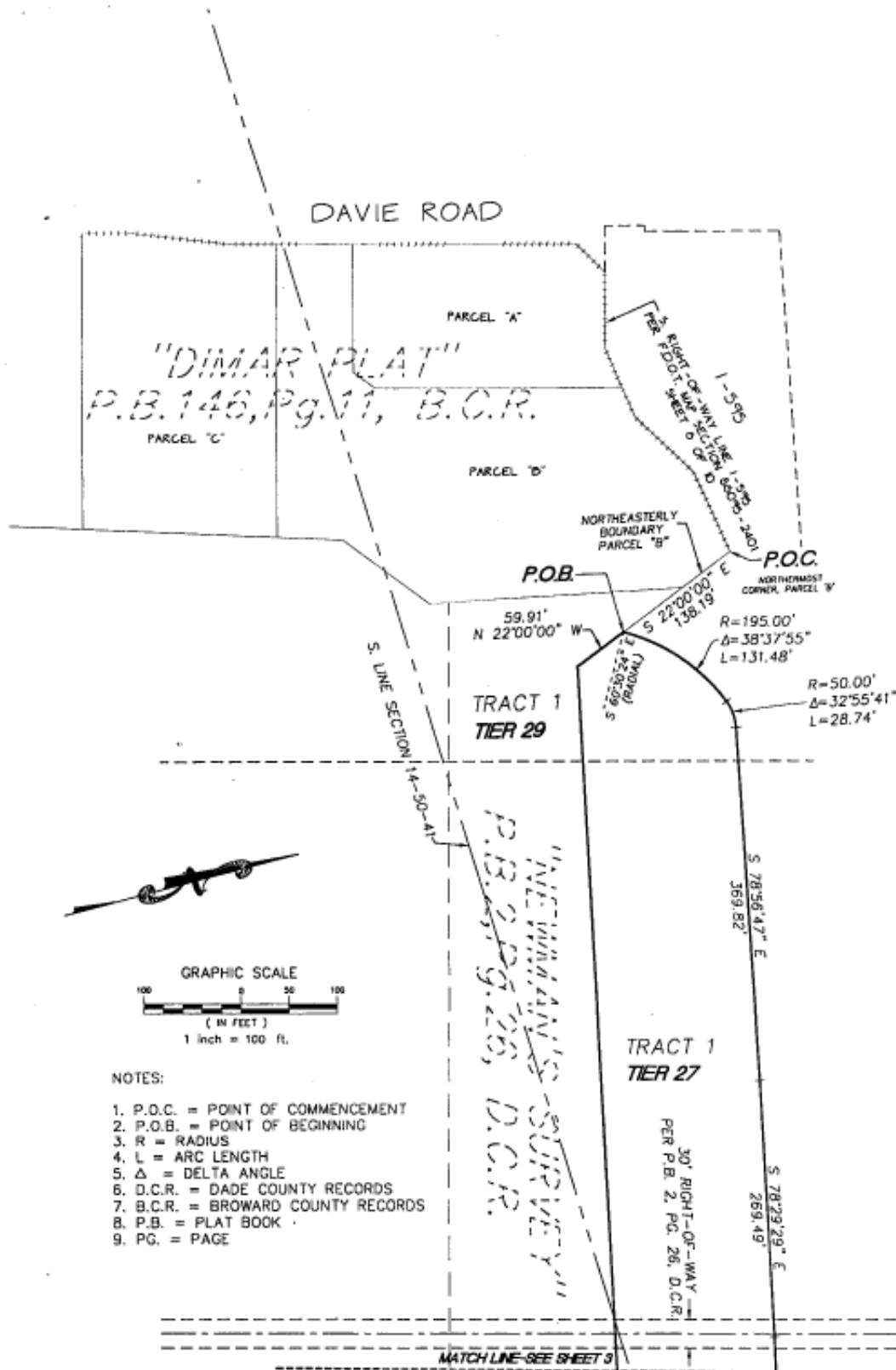
809413

FILE NO.

10-1D-897

3-5-00	REVISED PER FOOT COMMENTS	KL
4-24-00	REVISED PER FOOT COMMENTS	KL
DATE	REVISIONS	BY
DRAWN BY:	KL	CHECKED BY:

EXHIBIT "A"



1. P.O.C. = POINT OF COMMENCEMENT
2. P.O.B. = POINT OF BEGINNING
3. R = RADIUS
4. L = ARC LENGTH
5. Δ = DELTA ANGLE
6. D.C.R. = DADE COUNTY RECORDS
7. B.C.R. = BROWARD COUNTY RECORDS
8. P.B. = PLAT BOOK
9. PG. = PAGE

MATCH LINE-SEE SHEET 3



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ENVIRONMENTAL PROFESSIONALS

1800 N. DOUGLAS ROAD, SUITE 200
PENSACOLA, FLORIDA 33024
(934) 436-7000 FAX: (934) 437-2900
CERT. OF AUTHORIZATION L.S. 5580

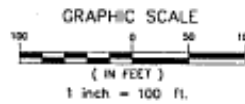
SKETCH AND DESCRIPTION

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

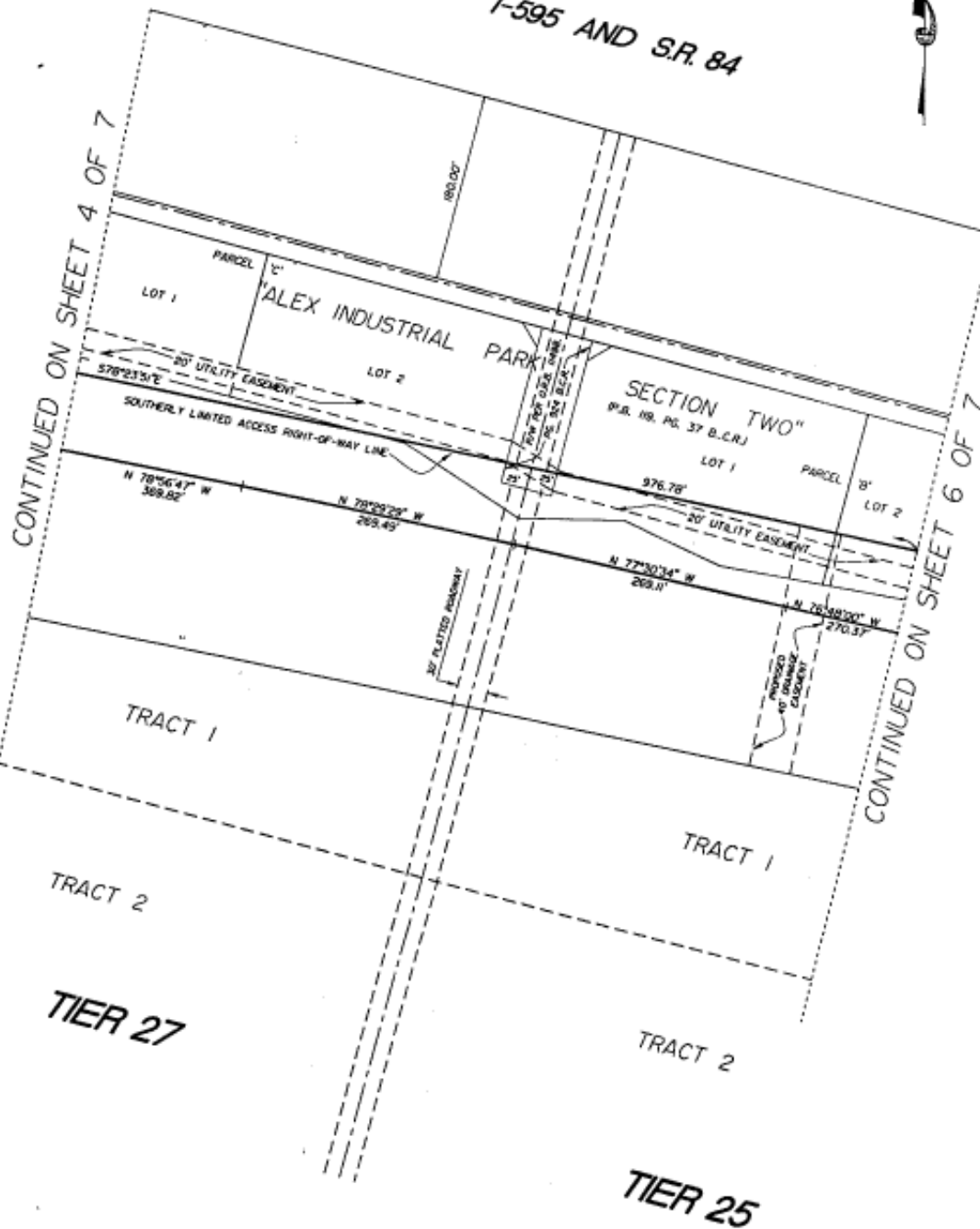
PROJECT NO.
809413

FILE NO.
10-10-897

LEGEND
 R/W = RIGHT-OF-WAY
 P.B. = PLAT BOOK
 R = RADIUS
 Δ = CENTRAL ANGLE
 L = LENGTH
 P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 B.C.R. = BROWARD COUNTY RECORDS



I-595 AND SR. 84



THIS SKETCH DOES NOT
 REPRESENT A BOUNDARY SURVEY.



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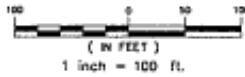
1800 N. DOUGLAS ROAD, SUITE 200
 PENSACOLA, FLORIDA 32504
 (904) 438-7000 FAX (904) 437-2058
 CERT. OF AUTHORIZATION L.S. 6650

SKETCH AND DESCRIPTION

PROJECT NO.
 809413

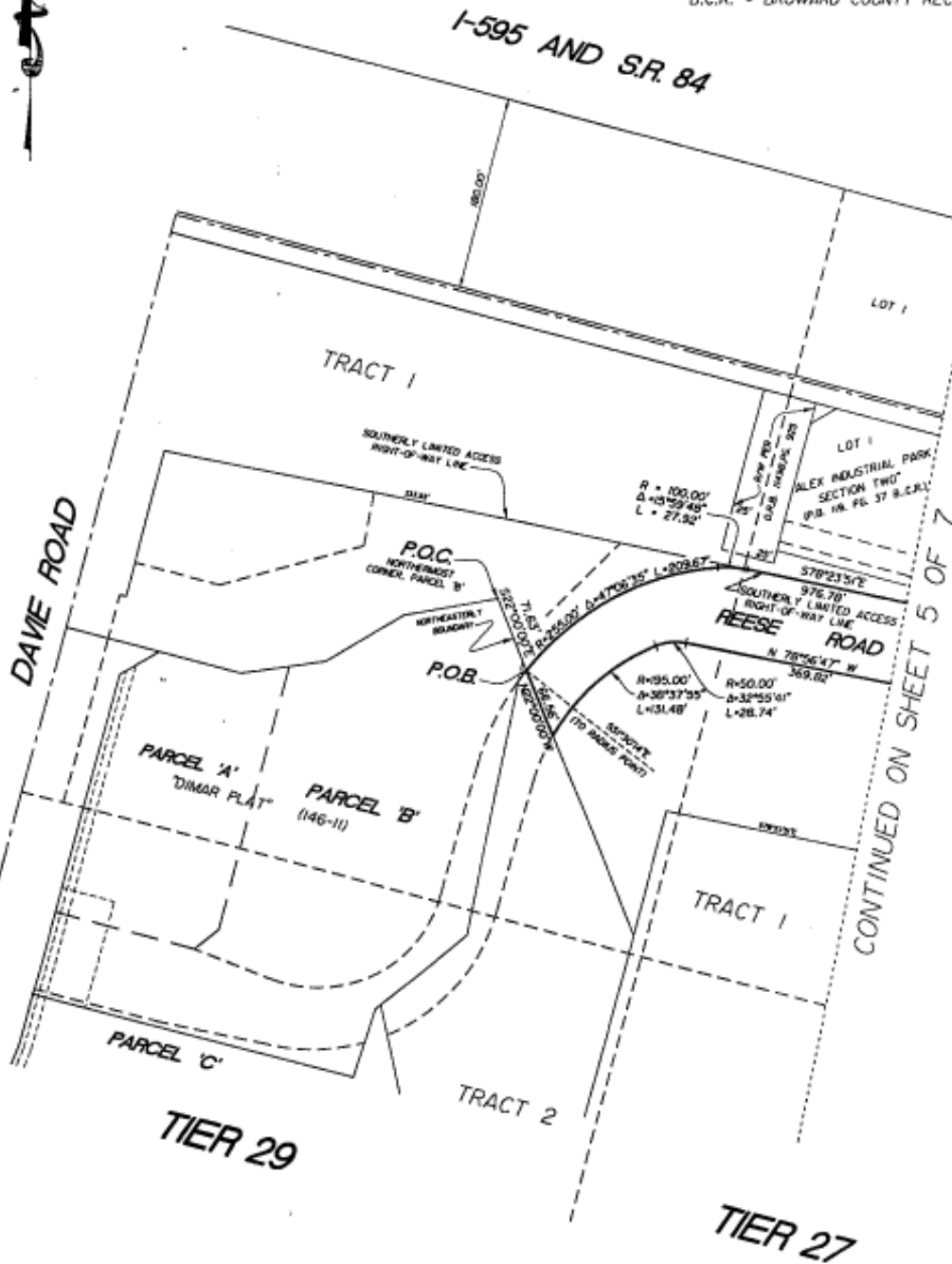
FILE NO.
 10-1D-200

GRAPHIC SCALE



LEGEND

R/W = RIGHT-OF-WAY
P.B. = PLAT BOOK
R = RADIUS
 Δ = CENTRAL ANGLE
L = LENGTH
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
B.C.R. = BROWARD COUNTY RECORDS



THIS SKETCH DOES NOT
REPRESENT A BOUNDARY SURVEY.

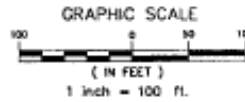


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1800 N. DOUGLAS ROAD, SUITE 200
PENSACOLA, FLORIDA 32504
(904) 381-7000 FAX (904) 381-2108
CERT. OF AUTHORIZATION L.S. 6880

SKETCH AND DESCRIPTION

PROJECT NO.
809413FILE NO.
10-10-807



I-595 AND S.R. 84

CONTINUED ON SHEET 2 OF 4

CONTINUED ON SHEET 4 OF 4

TIER 27

TIER 25

THIS SKETCH DOES NOT
REPRESENT A BOUNDARY SURVEY.



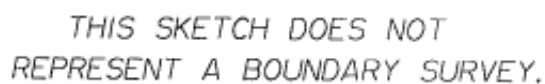
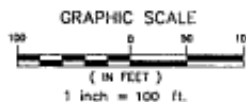
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1800 N. DOUGLAS ROAD, SUITE 200
PEMBROKE PINES, FLORIDA 33024
(954)436-7000 FAX: (954)437-2956
CERT. OF AUTHORIZATION L.B. 6680

SKETCH AND DESCRIPTION

PROJECT NO.
809413

FILE NO.
10-10-407



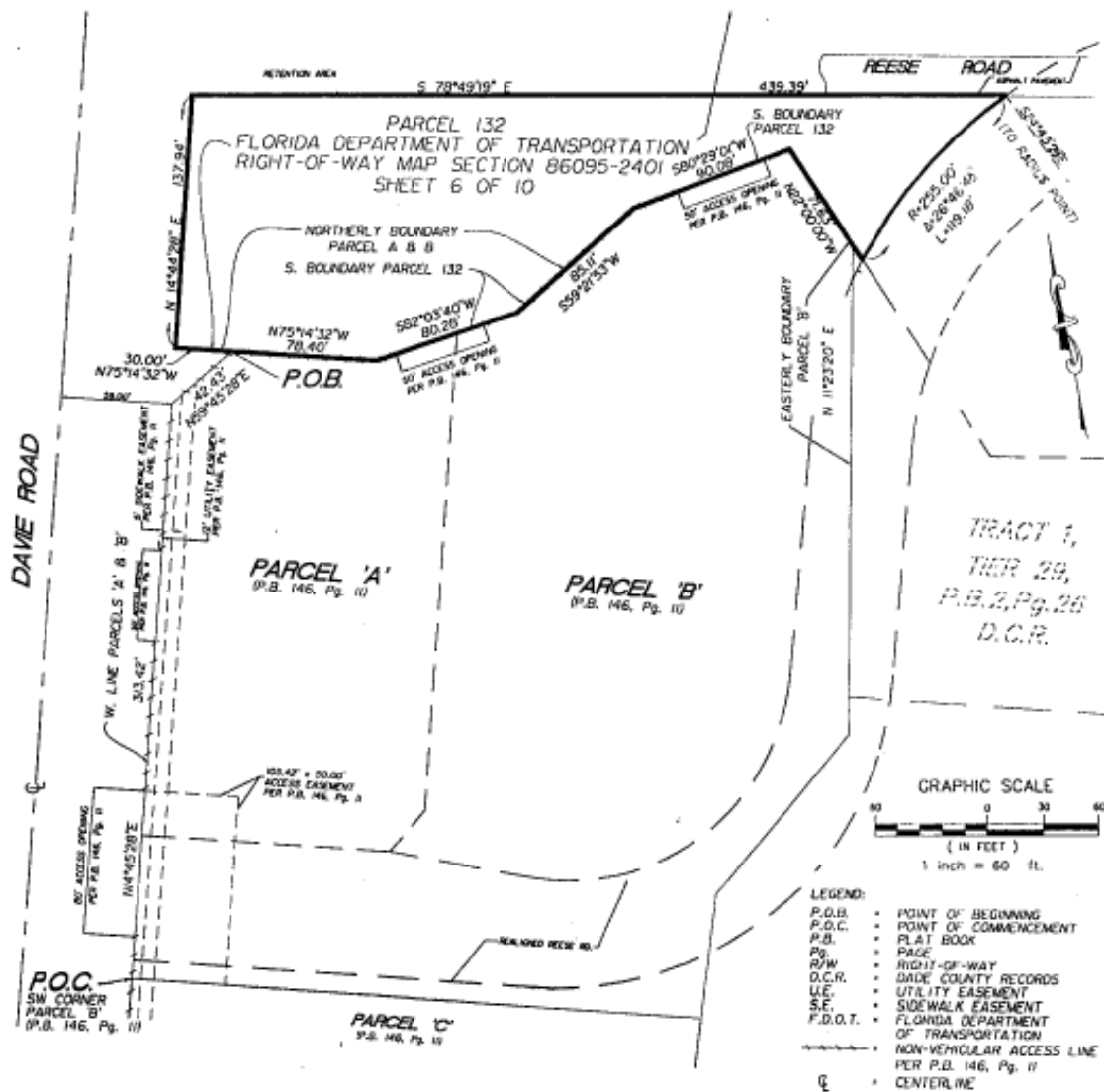
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ENVIRONMENTAL PROFESSIONALS

1800 N. DOUGLAS ROAD, SUITE 200
PEMBROKE PINES, FLORIDA 33024
(954)438-7000 FAX: (954)437-2858
CERT. OF AUTHORIZATION L.B. 6880

SKETCH OF BOUNDARY SURVEY

PROJECT NO.
809413

FILE NO.
10-10-67



**MILLER
LEGG**
A KNOXOUTLET, INC.

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LANDSCAPE ARCHITECTS
ENVIRONMENTAL PROFESSIONALS

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 CERT. OF AUTHORIZATION L.I. 8860

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SKETCH & DESCRIPTION

809413

10-10-897

